



NOTICE OF EXEMPTION

ATTACHMENT 05

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

Project Title and No.: White Water Properties Development Plan; ED15-280 (DRC2015-00118)

Project Location (Specific address [use APN or description when no situs available]): 6820 & 6790 Moonstone Beach Drive, Cambria, County of San Luis Obispo

Project Applicant/Phone No./Email:

White Water Properties/805-927-1066/
rlowadscorp@att.net

Applicant Address (Street, City, State, Zip):

6790 Moonstone Beach Drive, Cambria, CA 93428

Description of Nature, Purpose and Beneficiaries of Project

A request by WHITE WATER PROPERTIES, LLC for a Development Plan/Coastal Development Permit to allow the remodel of the White Water Inn and Windrush Motel. Alterations to the White Water Inn includes the remodel of the existing lobby and onsite residence into (1) motel unit and a new lobby. Alterations to the Windrush Motel include the remodel of the onsite residence, (2) motel units, and existing art gallery into (5) motel units with private patios. No additional square-footage is proposed for the White Water Inn; 360 square-feet of room addition and 1,577 square-feet of pervious patio/deck area are proposed for the Windrush Motel. The project will result in the permanent disturbance of approximately 2,000 square-feet of a 41,600 square-foot site. The project is located is located in the Recreation land use category at 6820 and 6790 Moonstone Beach Drive, approximately 0.5 miles southeast of the Moonstone Beach Drive and Highway 1 intersection, in the community of Cambria. The site is located in the North Coast Area Plan.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: (Check One)

- | | | |
|-------------------------------------|-------------------------|---------------------------------|
| <input type="checkbox"/> | Ministerial | {Sec. 21080(b)(1); 15268} |
| <input type="checkbox"/> | Declared Emergency | {Sec. 21080(b)(3); 15269(a)} |
| <input type="checkbox"/> | Emergency Project | {Sec. 21080(b)(4); 15269(b)(c)} |
| <input checked="" type="checkbox"/> | Categorical Exemption. | {Sec. 15301 ; Class: 1 } |
| <input type="checkbox"/> | Statutory Exemption | {Sec. ____} |
| <input type="checkbox"/> | General Rule Exemption. | {Sec. 15061(b)(3)} |

Reasons why project is exempt: The project consists of the interior remodel of one existing motel, and the minor exterior addition and interior remodel to a second motel. The addition will be less than 2,500 square-feet and less than 50% of the existing floor area of the motels.

Brandi Cummings (bcummings@co.slo.ca.us)

(805)781-1006

Lead Agency Contact Person

Telephone

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☐

Signature: /s/ Brandi Cummings

Date: May 23, 2016

Name (Print) Brandi Cummings

Title Planner I

On _____ the project was Approved by:

☐ Board of Supervisors

☐ Subdivision Review Board

☐ Other _____

☐ Planning Commission

☐ Planning Dept Hearing
Officer